

III.A.1

MEMO TO: City Council **QUASI-JUDICIAL**

FROM: Rosemarie Ives, Mayor

DATE: March 1, 2005

SUBJECT: **ORDINANCE: WASHINGTON CATHEDRAL ANNEXATION, L040234**

I. RECOMMENDED ACTION

Following public hearing, adopt the attached ordinance approving the Washington Cathedral Annexation, File No. L040234.

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Director, Planning and Community Development, 425-556-2447
Rob Odle, Planning Policy Manager, 425-556-2417
Dianna Broadie, Senior Planner, 425-556-2414

III. DESCRIPTION/BACKGROUND

On July 7, 2004, the City received an application to annex 34.23 acres in the North Redmond neighborhood. (See Map, Attachment B.) On August 17, 2004 the Council authorized the circulation of a petition for annexation of the entire area. Under the method allowed by RCW 35A.14.120, signatures representing at least 60% of the taxable valuation are required. The petition was submitted with the required number of signatures, and the annexation was submitted to the King County Boundary Review Board for review. The King County Boundary Review Board approved the annexation on January 14, 2005. To complete the annexation, the Council must hold a public hearing on the annexation prior to taking action on the proposed annexation. State law allows the City Council to either accept, or reject, the annexation.

A. Facts/Conclusions

1. Size of Annexation Area: 34.23 acres
2. Zoning and Land Use:
The current land use consists of 3 homes, a small retail ice-cream outlet, and a church. The area is within King County's Northshore planning area, with Urban Residential Low, 1 unit/acre plan designation and zoning.

Redmond policies provide for annexations to receive zoning consistent with the City's current plan designation. The Redmond Comprehensive Plan designation is Single-Family Constrained that allows 1-3 units per acre residential zoning. Pre-annexation zoning has been completed for the annexation area with zoning of R-1. (See Attachment C.) A neighborhood plan is currently underway that is re-evaluating the current comprehensive plan and zoning designation.

3. Utility Issues
The existing uses are currently on well or septic except for one home that is being served by Redmond's sewer utility.
4. Roadway Maintenance and Standards
This will complete the annexation of Redmond-Woodinville Road to the corner of it and NE 124th to allow for future improvements. The intersection and NE 124th are not included.
5. Assumption of Outstanding Indebtedness:
The petition called for the assumption of bonded indebtedness.

B. Consistency with City Annexation Policies

A-8 Annex all land within the Potential Annexation Area as soon as residents or property owners support annexation, and concurrently adjust growth targets between the city and the county.

This annexation used the method that required signatures representing 60% of the assessed valuation. All landowners in the area supported the annexation.

A-10 Require annexation prior to extending utility service to unincorporated areas except for the following cases:

- **Where Redmond is required to serve due to pre-existing service agreements; or**
- **Where an individual well or septic failure occurs, immediate annexation is not possible or expedient, and the property owner is willing to sign an agreement to annex the property in a timely manner.**

The land owners are annexing in order to get utility service. The one house that has service is due to a previous septic failure. At the time of the failure, the parcel was not contiguous, the adjacent landowner was not interested in annexation, and therefore the owner could not annex.

A-12 Focus annexation efforts south of NE 124th Way/NE 128th St. and promote expeditious annexation of unincorporated land within Redmond's Potential Annexation Area by:

- **Waiving annexation application fees;**
- **Encouraging joint applications;**
- **Prohibiting extension of sewer service into unincorporated areas (with exceptions as noted in this Element);**
- **Identifying environmentally constrained areas prior to annexation for inclusion in the City's sensitive area ordinance;**
- **Involving potential future residents in neighborhood plans;**
- **Ensuring consistency with Redmond's Comprehensive Plan; and**
- **Adopting pre-annexation zoning.**

This annexation is south of NE 124th Way/NE 128th Street. The application included additional properties to create a logical boundary completing annexation in this area to the Urban Growth Boundary. Sewer service is not extended except for the exception noted. The City's sensitive area ordinance has already mapped and classified the slopes and streams located in the area.

A-13 Require developers to construct or fund public facilities to serve that development and require owners to construct or pay for health- and safety-related improvements related to their property for newly annexed areas. Consider using capital facilities funding as a supplement or instead of owner or developer funding if a city-wide benefit can be shown for public facility improvements for those areas.

If the area develops, the developer will be required to construct the public facilities.

A-14 Ensure that newly annexed territory accepts its equitable share of the City's bonded indebtedness.

The petitioners agreed to assumption of bonded indebtedness.

A-15 Require to the extent practical that individual annexation proposals have logical boundaries that include streets, natural topographical breaks, streams, and other physical features.

This annexation completes annexation of the NW corner of the North Redmond neighborhood and extends to the full extent of the Urban Growth Boundary, and the boundaries are formed by major roadways. These are highly logical boundaries.

A-16 Avoid individual annexations that create islands of unincorporated land.

This annexation does not create an island.

A-17 Review the right-of-way issues prior to defining boundaries of individual annexations to determine logical inclusions or exclusions, including review of the following issues:

- **Whether the right-of-way will be needed for eventual provision of utilities or transportation links.**
- **Whether there are pre-existing utilities from a particular district or jurisdiction already in a right-of-way.**
- **Whether streets or bridges are in a safe condition.**
- **Whether assumption of a section of a regional arterial will produce an unfair burden for maintenance and expansion on the City.**

The right-of-way issues were explored prior to the filing of Notice of Intent. Redmond-Woodinville Road was annexed because it is in the CIP, and NE 124th was not annexed because it is a regional arterial. Annexation of a small portion of a regional arterial would create unusual and inefficient service provision. Redmond has an interlocal agreement for the utilities that are already in NE 124th.

IV. IMPACT

- A. Service Delivery.** The City of Redmond will provide police services to this area, upon annexation.
- B. Fiscal:** The impacts to the City will be the cost of police responses to the newly annexed area. Fire coverage will remain the same. The City would be receiving revenues from property tax, sales tax, and utility taxes.

V. ALTERNATIVES TO STAFF RECOMMENDATION

- A. The Council may deny the Washington Cathedral annexation.** The area or some portion of it could request annexation at a future time if the current proposal is denied.

VI. TIME CONSTRAINTS

None.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance annexing the area known as the Washington Cathedral Annexation.

Exhibit 1: Legal Description

Exhibit 2: Map of Annexation Area

Attachment B: Vicinity Map

Attachment C: Zoning Map

/s/

Roberta Lewandowski, Planning Director

2/10/05

Date

Approved for Council Agenda: /s/

Rosemarie Ives, Mayor

2/18/05

Date

ATTACHMENT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 34.23 ACRES LOCATED ON THE SE CORNER OF THE INTERSECTION OF REDMOND-WOODINVILLE ROAD AND NE 124TH STREET COMMONLY KNOWN AS THE WASHINGTON CATHEDRAL ANNEXATION, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY, FILE NO. L040234.

WHEREAS, on July 7, 2004 the City of Redmond received a Notice of Intent to annex certain real property commonly known as the Washington Cathedral Annexation; and

WHEREAS, the Notice of Intent was signed by owners of the property representing at least ten percent (10%) of the acreage of the area to be annexed described in Exhibit 1 attached hereto; and

WHEREAS, on August 17, 2004, the City Council met with the initiators of the annexation, accepted the Notice of Intent subject to certain conditions and authorized circulation of an annexation petition; and

WHEREAS, the City received an annexation petition containing sufficient signatures in accordance with RCW 35A.14.120 to annex the area shown on the the attached map, Exhibit 2, and legally described in Exhibit 1, for which annexation was petitioned; and

WHEREAS, the City Council held a public hearing on the proposed annexation on February 15, 2005, and at the conclusion of said hearing, determined that the property should be annexed, subject to the Redmond Community Development Guide and subject to a requirement that the property be assessed and taxed at the same rate as other property within the City; now therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain 34.23 acres of property located on the SE corner of the intersection of Redmond-Woodinville Road and NE 124th Street, commonly known as the Washington Cathedral Annexation, depicted on the map attached hereto as Exhibit 2 and legally described on the attached Exhibit 1, both of which exhibits are incorporated herein by this reference as if set forth in full, is hereby annexed to and made a part of the City of Redmond.

Section 2. Zoning. Zoning for the Washington Cathedral Annexation shall be set at R-1 in conformance to the Comprehensive Plan and adopted pre-annexation zoning.

Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. Submission to Boundary Review Board. The appropriate application was submitted with the Washington State Boundary Review Board for King County and approved.

Section 5. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with the attached Exhibits 1 and 2, with the King County Council. In addition, the Clerk is authorized and directed to file the annexation

certificate provided for in RCW 35A.14.700 with the Office of Financial Management within thirty (30) days of the effective date of the annexation.

Section 6. Effective Date. This ordinance, being the exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum, and shall take effect and be in full force five (5) days after passage and publication of an approved summary thereof consisting of the title, provided, that the annexation provided for in Section 1 shall become effective at such time as the Washington State Boundary Review Board approves, or is deemed to have approved, annexation of the property described on Exhibit 1 to the City of Redmond.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By:_____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO._____

**Washington Cathedral Annexation to the City of Redmond
(LEGAL DESCRIPTION)**

Land to be annexed to the City of Redmond described as follows:

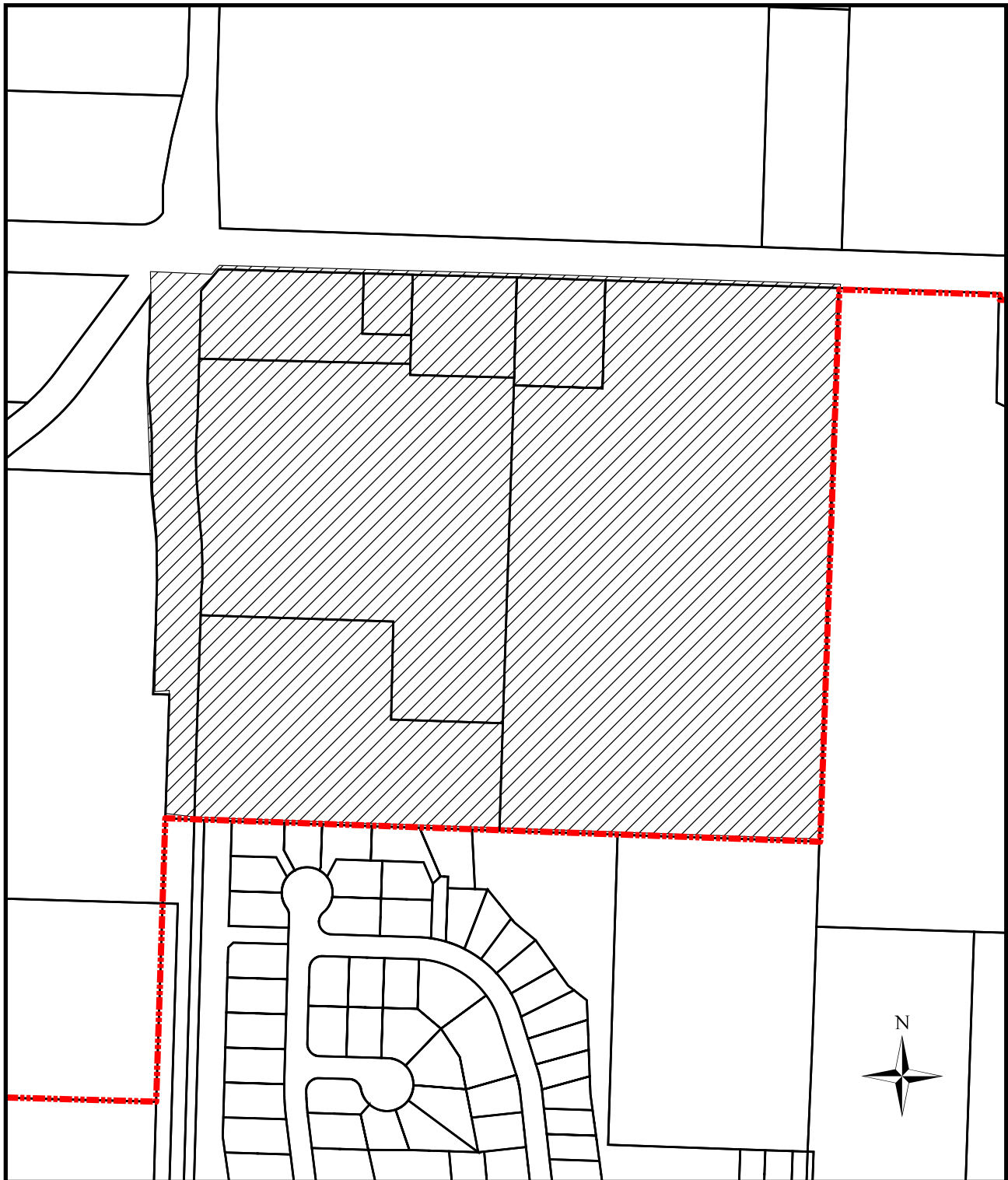
A portion of the Northwest Quarter of the Southeast Quarter and that portion of the Northeast Quarter of the Southwest Quarter of Section 26, Township 26 North, Range 5 East W.M. in King County, Washington described as follows:

Beginning at the south quarter corner of said Section 26; thence N 01° 42' 49" E along the west line of said southeast quarter a distance of 1,473.04 feet to the north boundary line of the City of Redmond as established in Ordinance 1833 and the TRUE POINT OF BEGINNING:

Thence S 88° 03' 44" E along said north boundary, a distance of 1,282.80 feet more or less to the east line of the Northwest Quarter of the Southeast Quarter of said section; Thence northerly along said east line a distance of 1,103.84 more or less to the south margin of Northeast 124th Street; Thence westerly along said south margin as described in recording numbers 7406180573, 7304130057, 7303220138, and 7304190099 records of King County to the point of intersection with the easterly margin of State Route 202 described as having a bearing of N 36° 32' 58" E in recording number 20030515002667 records of King County; Thence S 36° 32' 58" W along said right-of-way line to a point of intersection with a line 50 feet south of and parallel to the north line of the said Southeast Quarter; Thence westerly along said parallel line to the east line of the Southwest Quarter said section; Thence continuing 50 feet south of and parallel with the north line of said Southwest Quarter to the northerly extension of the westerly margin of State Route 202 as defined in recording number 8104100178, records of King County; Thence southerly and easterly along said extension and westerly margin to the Redmond City boundary as described in Ordinance 1833; Thence N 88° 17' 04" W along said city boundary a distance of 30 feet to the TRUE POINT OF BEGINNING.

Exhibit 1

Washington Cathedral Annexation



0 95 190 380 570 760 Feet

Legend



Proposed Annexation Area

Washington Cathedral Annexation Zoning

